

COUNTY LOCAL LAWS

AN ORDINANCE to add new Section 13-343.33A to the Anne Arundel County Code (1967 Edition and Supplements), Title 13, "Planning and Zoning", Subtitle 3, "Alternate Zoning Regulations", Article XI, "Special Exceptions", Heading, "Specific Standards", Subheading, "Other Special Exceptions", to follow immediately after Section 13-343.33 thereof, to permit townhouses and dwelling unit complexes by special exception in R5 - Residential Districts, and to set forth the criteria therefor; and matters generally related thereto.

SECTION 1. BE IT ENACTED BY THE COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND, That new Section 13-343.33A be, and it is hereby added to the Anne Arundel County Code (1967 Edition and Supplements), Title 13, "Planning and Zoning", Subtitle 3, "Alternate Zoning Regulations", Article XI, "Special Exceptions", Heading, "Specific Standards", Subheading, "Other Special Exceptions", to follow immediately after Section 13-343.33 thereof, and to read as follows:

Section 13-343.33A. Townhouses and dwelling unit complexes.

TOWNHOUSES AND DWELLING UNIT COMPLEXES SHALL BE PERMITTED BY SPECIAL EXCEPTION IN R5 - RESIDENTIAL DISTRICTS, PROVIDED:

(1) ALL PUBLIC UTILITIES ARE AVAILABLE AND ADEQUATE FOR DOMESTIC USE AND FIRE FLOWS.

(2) THE DEVELOPMENT SHALL BE CLUSTERED AND COMPLY WITH THE PROVISIONS OF SECTION 13-307 - 13-307.8.

(3) COMMUNITY AND RECREATIONAL FACILITIES SHALL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF THIS TITLE.

(4) IN ADDITION TO MEETING THE REQUIREMENTS OF SUBSECTIONS (1) THROUGH (3) OF THIS SECTION, TOWNHOUSES SHALL BE PERMITTED IN ACCORDANCE WITH THE FOLLOWING PROVISIONS: